

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4914 BENNETT AVENUE IN THE NORTH LOOP
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY
5 COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-
6 NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP)
13 combining district on the property described in Zoning Case No. C14-2013-0021, on file at
14 the Planning and Development Review Department, as follows:
15

16 The east 190 feet of Lot 14, Addition to Ridge Top Subdivision, a subdivision in
17 the City of Austin, Travis County, Texas, according to the map or plat of record in
18 Plat Book 2, Page 202 of the Plat Records of Travis County, Texas (the
19 "Property"),
20

21 locally known as 4914 Bennett Avenue in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 community commercial (GR) base district and other applicable requirements of the City
27 Code.
28

29 **PART 3.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
31

- 32 A. Building coverage on the Property may not exceed 50 percent.
33
34 B. Development of the Property may not exceed an impervious coverage of 70
35 percent.
36
37

1 C. The maximum height, as defined by City Code, of a building or structure on the
2 Property may not exceed 40 feet or 3 stories.

3
4 D. The following uses are conditional uses of the Property:

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6 Off-site accessory parking
Community recreation (private)
Group home, Class II
Residential treatment

College and university facilities
Community recreation (public)
Guidance services
Private secondary educational
facilities

7 E. The following uses are prohibited uses of the Property:

8
9 Automotive repair services
Automotive sales
Bail bond services
Business support services
Consumer convenience services
Alternative financial services
Financial services
Food sales
General retail services (convenience)
Hotel-motel
Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Personal services
Printing and publishing
Restaurant (general)
Service station
Custom manufacturing
Hospital services (limited)
Plant nursery

Automotive rentals
Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Consumer repair services
Exterminating services
Food preparation
Funeral services
General retail services (general)
Indoor entertainment
Hospital services (general)
Outdoor sports and recreation
Personal improvement services
Pet services
Research services
Restaurant (limited)
Theater
Drop-off recycling collection facility
Pedicab storage and dispatch

10 Except as specifically restricted under this ordinance, the Property may be developed and
11 used in accordance with the regulations established for the community commercial (GR)
12 base district and other applicable requirements of the City Code.

13
14 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North
15 Loop neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 § _____
 § _____
 § _____

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

